

# FARMINGTON CITY COUNCIL MEETING

Wednesday, June 15, 2005

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## CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

**PRESENT:** Mayor David M. Connors, Council Members Richard Dutson, David Hale, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg. Larry Haugen was absent

**Susan Holmes** began discussion at 6:40 P.M.

**Mayor Connors** arrived at 6:42 P.M. The following items were reviewed:

**Keith Johnson** passed out a copy of the 2005 budget which highlighted the changes that had been made since the last time it had been reviewed by the Council Members. He also reviewed the proposed 2006 budget.

**Max Forbush** reviewed the following Agenda items:

**Agenda Item #5 - Consideration of Amending the Municipal Budget for Fiscal Year ending June 30, 2005; Adopting a Municipal budget for fiscal Year ending June 30, 2006; Adopting a Compensation Schedule for City Officials and Employees and Adopting a Proposed Property Tax Levy for Fiscal Year ending June 30, 2006.** The City Council would consider adoption of an Ordinance which would do the following:

1. Amend the 2005 budget
2. Adopt the 2006 budget
3. Adopt the Compensation Schedule
4. Set the Tax Rate (which had not yet been provided by the County)

City Staff recommended the Ordinance be passed with authorization for the Mayor to include the tax rate when it was received from the County.

**Agenda Item #6 - To Allow Public Input Regarding the Issuance by the City Council of Farmington City of its Sales Tax Revenue Refunding Bonds, Series 2005A in the Aggregate Principal Amount of \$654,000 and its Sales Tax Revenue Bonds, Series 2005B.** The purposes of the sales tax revenue bonds were included for the Council Members review.

**Agenda Item #7 - Consideration to Amend Section 13-6-030 of the Farmington City Code Prohibiting the Hunting of Big Game, Upland Game, Waterfowl, and Small Game within the City limits of Farmington.** The purpose of the hearing was to start the required process to prohibit hunting within the City limits. The Ordinance would be considered at a later time.

**Agenda Item #10 - Request to Abandon Public Utility Easement on Lot 2 of Hidden Quail Cove Subdivision - Fred Cooper.** Dave Petersen spoke with Mr. Cooper who was in Japan. He suggested tabling the item until July 6, 2005.

**Agenda Item #12 - Minute Motion Approving Business of Consent.** The City Council would be asked to pass a resolution which include the following:

- Adoption of a supplemental trust agreement (relationship between trustees)
- Agreement between the bond purchaser and the City (Wells Fargo)

**Agenda Item #15 - Amendments to Woodside Homes/ Howard Kent Development and Reimbursement Agreements for Subdivisions in Northwest Farmington.** The information was not prepared so the item should be tabled.

**Agenda Item #16 - Kiley / Nersisian License Agreements permitting the use of City Property along North Compton Road adjacent to Pointe of View Phase III Subdivision.** The Nersisian agreement should be considered but the Kiley agreement would need to be tabled.

The meeting adjourned at 7:10 P.M.

#### **REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER**

***PRESENT:*** Mayor David M. Connors, Council Members Richard Dutson, David Hale, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Recording Secretary Jill Hedberg. Larry Haugen was excused.

**Mayor Connors** called the meeting to order at 7:15 P.M. **David Hale** offered the invocation. The Pledge of Allegiance was led by **Rick Dutson**.

#### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**Susan Holmes** moved to approve the minutes of the June 1, 2005, City Council Meeting. **Sid Young** seconded the motion. The voting was unanimous in the affirmative. David Hale abstained from voting since he was absent at the previous meeting.

#### **PRESENTATION OF GIFT TO JEANE CHIPMAN FOR SERVICES TO THE CITY COUNCIL AND PLANNING COMMISSION (Agenda Item #3).**

Mayor Connors presented a gift to Jeane Chipman for her nine years of service taking minutes for both the Planning Commission and City Council.

#### **REPORT OF PLANNING COMMISSION (Agenda Item #4)**

**David Petersen** reported proceedings of the Planning Commission meeting held June 9, 2005. He covered the following items:

- The Planning Commission approved Christian Judd's Schematic Plan for a proposed subdivision at 82 West 600 North with three conditions.
- The Planning Commission tabled Symphony Homes request for a recommendation to rezone 30.92 acres located at approximately 275 South 1100 West. City Staff would research P.U.D. options.
- The Planning Commission tabled Joseph Jardine's request for conditional use and site plan approval to establish a ground sign at 57 North Main in a BR Zone. City Staff would review the item with the City Attorney.
- The Planning Commission approved the site plan of Cingular Wireless which would establish a cellular phone tower at Farmington Junior High School.
- The Planning Commission granted conditional use and site plan approval to establish a secondary dwelling at 323 East 200 South.
- The Planning Commission granted conditional use and site plan approval for an attached garage at 258 North 100 East.
- The Planning Commission recommended the annexation of 12.9637 acres of property located between 200 East and the Frontage Road, north of Lund Lane.
- The Planning Commission recommended the text of Chapter 20 of the Neighborhood Mixed Use (NMU) Zone to the City Council for approval. The box size was capped at 45,000 square feet.

**David Petersen** provided the Council Members with a final copy of the NMU text for their review.

- The Planning Commission received a copy of Chapter 10 of the General Plan Amendment which would be discussed at the Planning Commission meeting on June 22, 2005.
- The Planning Commission approved Mr. Rumsey's request for a boundary line adjustment between the east boundary of Lot 7 and the west boundary of Lot 9 of the Oak Lane #1 Subdivision Plat.

**PUBLIC HEARING: CONSIDERATION OF AMENDING THE MUNICIPAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2005; ADOPTING A MUNICIPAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2006, ADOPTING A COMPENSATION SCHEDULE FOR CITY OFFICIALS AND EMPLOYEES AND ADOPTING A PROPOSED PROPERTY TAX LEVY FOR FISCAL YEAR ENDING JUNE 30, 2006. (Agenda Item #5)**

**Max Forbush** said the City Council was being asked to consider an Ordinance. He reviewed the budget process. The City's budget was comprised of four different fund groups: General, Enterprise, Capital, and Debt Service. The City revenues had increased due to the strong economy. Farmington's increased development had provided additional building permit fees, etc. The "one time" increases had made the budget expense side geared towards "one time" expenditures.

Fixed costs were added to the police department which would match the police officer to population ratio. The public works crew would be increased by one person and there would be a marketing increase for the Leisure Services department.

Technology improvements would include a new phone system, document imaging, paperless packets, and a building permit software package.

Capital projects would include the pedestrian underpass at 400 West, a roundabout at 1075 West Shepard Lane, and a storm sewer project at West State Street. The projects would be funded by grants.

Sales Tax Revenue Bonds would also be considered. The proceeds would allow the City to move forward with the Community Center basement, the Museum remodel, and the safety improvements at the intersection of 1100 West and Clark Lane. There was not a property tax increase or a utility fee increase.

Capital Impact Fees would be used to hire an architect to design a new police station. An evaluation would be done to determine the feasibility of an addition to the City Municipal Building.

Enterprise Funds would be used to purchase a new ambulance and to improve the existing waterlines.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Public Hearing Closed**

With no forthcoming comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

**Motion**

**David Hale** moved that the City Council adopt Ordinance No. 2005-21, an Ordinance Amending the Municipal Budget for Fiscal Year Ending June 30, 2005; Adopting a Municipal budget for Fiscal Year Ending June 30, 2006; Adopting a Compensation Schedule for City Officials and Employees and Adopting a Proposed Property Tax Levy for Fiscal Year Ending June 30, 2006. The City Council authorized Mayor Connors to fill in the tax rate when it was received from the County. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: TO ALLOW PUBLIC INPUT REGARDING THE ISSUANCE BY THE CITY COUNCIL OF FARMINGTON CITY OF ITS SALES TAX REVENUE REFUNDING BONDS, SERIES 2005a IN THE AGGREGATE PRINCIPAL AMOUNT OF \$654,000 AND ITS SALES TAX REVENUE BONDS, SERIES 2005B (Agenda Item #6).**

**Max Forbush** said a Parameters Resolution was accepted by the City Council on June 18, 2005, which stated it was the intent of the City Council to issue bonds up to an amount of \$2.1 million and to hold a public hearing. Public comments would need to be received.

He said the actual amount of bonds to be issued will be far less than \$2.1 million. The proposal would refinance money previously borrowed on a road excise bond since there was a better interest rate available. The proposal is to also borrow additional money for projects such as the Museum, the Community Center basement, storm sewer and street improvements which include improvements to the intersection at 1100 West and Clark Lane and the refinancing of a short-term line of credit loan previously borrowed to purchase radio-read water meters.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Public Hearing Closed**

With no forthcoming comments, **Mayor Connors** closed the public hearing and asked the City Council to consider Agenda Item #12.

**CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY, DAVIS COUNTY, UTAH (THE "ISSUER") FINALIZING THE TERMS AND CONDITIONS OF THE ISSUANCE AND SALE BY THE ISSUER OF ITS SALE TAX REVENUE REFUNDING BONDS, SERIES 2005 A IN THE AGGREGATE PRINCIPAL AMOUNT OF \$654,000 (THE "SERIES 2005a BONDS") AND ITS SALES TAX REVENUE BONDS, SERIES 2005B (THE "SERIES 2005B BONDS" AND TOGETHER WITH THE SERIES 2005A BONDS, THE "SERIES 2005 BONDS"); AWARDING AND CONFIRMING THE SALE OF SAID SERIES 2005 BONDS; AUTHORIZING THE**

**EXECUTION BY THE ISSUER OF A SECOND SUPPLEMENTAL INDENTURE OF TRUST AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING AND APPROVING A BOND PURCHASE AGREEMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; REPEALING RESOLUTIONS AND ORDERS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND RELATED MATTERS (Agenda Item #12).**

**Max Forbush** stated that the purpose of the bond issuance was to refinance the road excise bonds and to finance new projects that were previously mentioned. The Resolution to be considered would do the following:

1. Authorize an Indentured Trust Agreement
2. Authorize a Purchase Agreement with Wells Fargo who will purchase the bonds.

**Jonathan Ward** (Zions Public Finance) said the 2<sup>nd</sup> Supplemental Indenture of Trust would need to be adopted. The closing was scheduled for June 27, 2005. The final Resolution would authorize the documents to be executed for closing.

**Motion**

**Susan Holmes** moved that the City Council adopt **A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY, DAVIS COUNTY, UTAH (THE "ISSUER") FINALIZING THE TERMS AND CONDITIONS OF THE ISSUANCE AND SALE BY THE ISSUER OF ITS SALE TAX REVENUE REFUNDING BONDS, SERIES 2005 A IN THE AGGREGATE PRINCIPAL AMOUNT OF \$654,000 (THE "SERIES 2005a BONDS") AND ITS SALES TAX REVENUE BONDS, SERIES 2005B (THE "SERIES 2005B BONDS" AND TOGETHER WITH THE SERIES 2005A BONDS, THE "SERIES 2005 BONDS"); AWARDING AND CONFIRMING THE SALE OF SAID SERIES 2005 BONDS; AUTHORIZING THE EXECUTION BY THE ISSUER OF A SECOND SUPPLEMENTAL INDENTURE OF TRUST AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING AND APPROVING A BOND PURCHASE AGREEMENT; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; REPEALING RESOLUTIONS AND ORDERS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND RELATED MATTERS.** **Sid Young** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: CONSIDERATION TO AMEND SECTION 13-6-030 OF THE FARMINGTON CITY CODE PROHIBITING THE HUNTING OF BIG GAME, UPLAND GAME, WATERFOWL, AND SMALL GAME WITHIN THE LIMITS OF FARMINGTON**

**CITY (Agenda Item #7).**

According to packet information, it was proposed that an ordinance eventually be passed prohibiting hunting within the City limits presently with any additional areas coming into the City by future annexations. The Division of Wildlife Resources (DWR) must eventually approve any ordinance the City is considering before it is actually considered for adoption.

**Max Forbush** said the City did not have the authority to establish no hunting rules. He reviewed the steps that would need to be taken to amend the State's Hunting Code which had been provided by The Division of Wildlife Services (DWR). The first step would be for the City to hold a public hearing to receive input from interested parties.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Public Hearing Closed**

With no forthcoming comments, **Mayor Connors** closed the public hearing.

**Max Forbush** distributed an email from the City Attorney which included verbage that had been used in South Ogden's No Hunting Ordinance. The City Council agreed not to use the additional verbage.

**Sid Young** suggested the City Attorney review the document to determine whether animal control would be a violation of the Hunting Ordinance. Staff was directed to prepare necessary documentation to be submitted to the State Division of Wildlife Resources.

**PUBLIC HEARING: CONSIDERATION OF ANNEXATION PETITION OF 5.262 ACRES LOCATED IN NORTHWEST FARMINGTON AT APPROXIMATELY 1450 NORTH 1800 WEST - FRANK IVORY (Agenda Item #8).**

According to packet information, the Planning Commission voted on May 12, and May 26, 2005, to recommend that the City Council annex the property (5.262 acres) described in application #A-1-05 and located at approximately 1450 North 1800 West. The Planning Commission further recommended that the City Council zone the subject property LR and grant schematic approval on a proposed 13-lot subdivision at the same location subject to all applicable Farmington City Ordinances and development standards and the following:

1. Sensitive lands (stream channels, steep slopes, riparian areas, etc.) must be protected by a conservation easement.
2. A trail connection shall be provided to the trail in the Silverwood Subdivision.

3. The subdivider shall loop the culinary water line back to another connection on the City's water system all in a manner acceptable to the City.
4. Lots 7 and 8 must be conservancy lots subject to the requirements of the Zoning Ordinance.

**David Petersen** displayed a Site Map and Schematic Plan. There would be 13 lots on 5.262 acres. The lots were sizeable and the density was low. The Planning Commission recommended the property be annexed and schematic plan approval be granted subject to conditions 1-4 listed above. The developer would bring a water line from Shepard Lane and 1500 West to service his subdivision. The Fire Chief and Water Superintendent gave their approval. **Mr. Petersen** listed the looping options available to the developer.

### **Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Frank Ivory (6631 South Cottonwood Heights)** said he was requesting less density than the Silverwood Subdivision had received. Custom homes would be built on lots that were approximately 1/3 acre. He planned to run the waterline down the easterly side of Lot 7 which was being abandoned. It could go inside of the right-of-way of the Rick Weise property. Mr. Weise would be very involved with the process. It could be showed on the plat without requiring an easement of the adjacent property. He questioned whether a trail on that type of terrain would be useful or if it would create a liability for the City. Gary Wright of Ivory Homes purchased the Silverwood Subdivision and planned to build homes in both subdivisions. Home values would be \$300,000 and up.

### **Public Hearing Closed**

With no further comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

**David Hale** questioned whether Mr. Wyss would have access to his property from the subdivision.

**Frank Ivory** said a neighbor, Mr. Wyss could front on Ivory's street or remain where he was and fence off the street.

### **Motion**

**Susan Holmes** moved that the City Council adopt Ordinance No. 2005-23, an Ordinance Extending the Corporate Limits of Farmington City to Include the Annexation of 5.262 Acres of



Property Located in Northwest Farmington at approximately 1450 North 1800 West. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**Sid Young** moved that the City Council grant schematic plan approval subject to the conditions set forth by the Planning Commission. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: REQUEST TO VACATE AND AMEND THE FAIRWAYS OF OAKRIDGE SOUTH SUBDIVISION PLAT CONSOLIDATING SIX LOTS INTO THREE (Agenda Item #9).**

According to packet information, Farmington City received a petition from Gary Wright of Ivory Homes to vacate Lots 2, 3, ,21, 22, 26, and 27 of the Fairways of Oakridge South Planned Unit Development and to create Lots 201, 202, and 203 in the place thereof. The Planning Commission reviewed the petition on May 12, 2005 and recommended that the City Council approve the same.

**David Petersen** referred to the Vicinity Map. The lots were the subdivision's remaining lots. There had been a lot of support received from the subdivision residents. There had not been letters of protest received. There was no material injury established. Good cause could be established by the ability to build appropriate homes on the larger lots which would be compatible with the existing neighborhood.

**Public Hearing**

**Mayor Connors** opened the meeting to a public hearing.

**Public Hearing Closed**

With no forthcoming comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

**Motion**

**David Hale** moved that the City Council adopt an ordinance authorizing the Mayor to enter into an order vacating and amending Lots 2, 3, 21, 22, 26 and 27 of Fairways of Oakridge South Subdivision and direct that the amended Subdivision Plat be recorded. **Susan Holmes** seconded the motion, which passed by unanimous vote.

**Findings**

- Neither the public nor any person would be materially injured by the proposed vacation and amendment of Lots 2, 3, 21, 22, 26, and 27 of the Fairways of Oakridge South Planned Unit Development.

**REQUEST TO ABANDON PUBLIC UTILITY EASEMENT ON LOT 2 OF HIDDEN QUAIL COVE SUBDIVISION - FRED COOPER (Agenda Item #10).**

**Motion**

**Susan Holmes** moved that the City Council table the Item. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #11).**

**Sid Young** moved that the City Council approve the following items by consent as follows:

- 11-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 11-2. Approval of agreement with Douglas Jay Ward for custodial services for Community Center.
- 11-3. Approval of Public Improvements Extension Agreement with Overland Homes, Inc.
- 11-4. Approval of Harley Evans Street Vacation Ordinance pertaining to 700 West Street.
- 11-5. Approval of Farmington Ranches Conservation Easement for Phase 7A.
- 11-6. Approval of Ordinance Amending Farmington Downs West Subdivision by Vacating all of Lot 4.

**David Hale** seconded the motion, which passed by unanimous vote.

**RESOLUTION OF THE FARMINGTON CITY COUNCIL APPROVING THE CITY'S ASSET MANAGEMENT POLICY (Agenda Item #13).**

**Keith Johnson** said it was recommended by the State Auditor's Office that cities have a policy to track assets. City Staff and Auditors approved the document.

**Motion**

**David Hale** moved that the City Council approve Resolution No. 2005-25, a Resolution of the Farmington City Council Approving the Farmington City Asset Management Policy. **Susan Holmes** seconded the motion, which passed by unanimous vote.

**INTER-LOCAL AGREEMENT BETWEEN DAVIS SCHOOL DISTRICT AND FARMINGTON CITY REGARDING BUS COMPOUND AT GLOVER'S LANE (Agenda Item #14).**

**Max Forbush** distributed the Inter-local Cooperation Agreement and Exhibits. The changes to the Agreement were a result of the discussions between the School District and City Staff. Item #5 was added by City Staff and was approved by Paul Waite.

### **Motion**

**Susan Holmes** moved that the City Council approve the Inter-local Cooperation Agreement between Farmington City and Davis School District. **Rick Dutson** seconded the motion which passed by unanimous vote.

**David Hale** questioned whether the paragraph pertaining to insurance specified that each entity would have liability over the area.. He also questioned whether the School District would maintain the restrooms.

**Max Forbush** said the liability would be determined based on the function. The School District would maintain the restrooms.

### **AMENDMENTS TO WOODSIDE HOMES/HOWARD KENT DEVELOPMENT AND REIMBURSEMENT AGREEMENTS FOR SUBDIVISION IN NORTHWEST FARMINGTON (Agenda Item #15).**

**Max Forbush** informed the City Council that the Item would be tabled until the information was prepared.

### **KILEY/NERSISIAN LICENSE AGREEMENTS PERMITTING THE USE OF CITY PROPERTY ALONG NORTH COMPTON ROAD ADJACENT TO POINTE OF VIEW PHASE III SUBDIVISION (Agenda Item #16).**

**Max Forbush** recommended the agreement with the Kileys be tabled since the issue was more sensitive due to the detention basin. He recommended dividing Parcel A and conveying the northern portion to the Nersisians. An escrow would be held until the Nersisian improvements were complete and approved by City Staff. The deed would then be given to the Nersisians. The improvements would need to be completed within one year of the Agreement or the City could take the land back. The Agreement would be beneficial for the City because the area was difficult to maintain. The Nersisian Agreement was recommended by City Staff.

### **Motion**

**Rick Dutson** moved that the City Council approve the Nersisian License Agreement approving the conveyance of City property along North Compton Road adjacent to Pointe of View Phase III Subdivision subject to the terms of the agreement. **Susan Holmes** seconded the motion, which passed by unanimous vote.

**Mr. Nersisian** said he appreciated the City's hard work and felt the Agreement would be beneficial to all parties involved.

### **MISCELLANEOUS**

**Rick Dutson** addressed the flooding issue near his home.

**Max Forbush** said the Public Works Department would address the problem. Letters would also be sent to Fruit Heights.

**Sid Young** suggested photos be taken of the area to protect the City in the future.

**Rick Dutson** suggested stationary be created with the City's new logo.

**City Staff** said that ordering of stationary had been looked into.

**Rick Dutson** addressed project management at Station Park. He felt the position should be defined. He felt there should be a liaison between the City and the Development.

**Susan Holmes** received an email regarding the Master Development Guidelines (MDG). She felt it should be addressed in the near future. She said there were various experts needed for the environmental team and the infrastructure design review team.

**Max Forbush** said the City Attorney had recommended an individual to review the MDG. **Mr. Forbush** planned to meet with Civatas, a planning consulting firm. He asked which firm the City Council preferred. Whichever firm was chosen would be a liaison which would be under the control of the City.

**Sid Young** suggested addressing the MDG and determining the duties that would be required of a project manager.

**Max Forbush** said he would create an outline for the next City Council Meeting and would have Rich Haws include his suggestions.

**Max Forbush** said there was a meeting scheduled with the County on June 17, 2005, to address the \$1,000,000 loan to the north.

**Rick Dutson** suggested information be compiled regarding the City's economic development. He felt the City should be more aggressive in their marketing rather than waiting for developers to approach the City.

**Mayor Connors** suggested utilizing the EDCU (Economic Development Corporation of Utah) and the Davis County Economic Development.

**David Hale** said an ornamental street light was missing at 1360 North 1500 West. There was a sink hole near his house that needed to be addressed.

**Sid Young** said he had asked the School District to identify how many employees ride the bus and where their trip originates. He questioned the status of the “No Motorizes Vehicles” sign to be installed near the Daniel’s property.

**Max Forbush** said the sign had been installed.

**REPORT ON WEST STATE STREET MEETING HELD ON JUNE 7, 2005 WITH PROPERTY OWNERS (Agenda Item #17).**

**City Engineer Paul Hirst** said there was a meeting held with four residents who were from the south side of West State Street. They asked whether they would prefer an island or a sidewalk to act as a traffic calming device. They favored the curb and gutter on the south side. The curb and gutter would be brought out 20' up to 500 West, as opposed to putting an island down the center and leaving the existing curb and gutter. The residents said they would contribute to the landscaping that would act as a park strip. The storm drain piping would be put near the existing curb and gutter. There would only be an adjustment made to the south side of the street.

**Max Forbush** said the disadvantage was it would destroy the balance of the street.

**Sid Young** said some of the residents had not been informed about the meeting. He felt the footage should be reconsidered but agreed the southern side should be improved.

City Council Members agreed to hold an additional meeting so both sides of the street could be represented.

**Paul Hirst** said it was suggested that street lights be added to enhance the street.

**STATUS OF PARK LANE / CLARK LANE INTERSECTION PLANS / STUDIES / IMPROVEMENTS (Agenda Item #18).**

**Paul Hirst** reviewed the progress of the intersection improvements at Clark Lane and Park Lane. He said signalization wiring could be installed prior to the completion of UDOT’s study. The study suggested utilizing an advanced signal warning light for the north bound stop sign. The State’s study to determine whether the intersection would warrant a traffic light had not been completed. He stated that MUTCD was the law by which traffic control was established. There were seven criteria that needed to be met in order to justify signalization. Horrocks Engineers analyzed the

criteria and said the only criteria the intersection met was the fatality that had occurred. Mr. Hirst also reviewed the studies and determined the following:

- The intersection warranted signalization because of the fatality that had occurred.
- The majority of the A.M. movement was south bound traffic turning left on Clark Lane.
- The majority of the P.M. movement was traffic traveling west on Clark Lane and turning north on Park Lane.
- Since the traffic flow was unbalanced, a traffic stop would not be effective.

**Mr. Hirst** suggested the short-term intersection improvements which could include larger stop signs, flashing red lights, road widening and paint restriping. He distributed drawings displaying the proposed intersection improvements. He said the proposal allowed for flexibility in the future.

**Tara Montoya** (1617 Country Bend Road) suggested a two-way light be considered. She felt the street painting would be beneficial.

**Paul Hirst** stated if signalization were to be installed without meeting warrant requirements, if an accident were to occur, the person in the rear would be liable. Accidents involving fatalities would be less likely to occur.

**David Hale** asked how long it would take for MC Green to complete the road improvements.

**Paul Hirst** said the western part of the lane would take approximately three months. The intersection could be improved at the same time or at a later time.

**Max Forbush** said County approvals would be needed prior to the streets being widened.

**Paul Hirst** said additional property would be required on the northeast side which would require property negotiations.

**Max Forbush** estimated it would take two weeks to a month before the temporary plan was implemented.

**SETTING OF PUBLIC HEARING DATE TO CONSIDER NMU ZONE TEXT - DAVID PETERSEN (Agenda Item #19).**

The City Council agreed to set the public hearing date for the NMU Zone Text on July 20, 2005.

**ADJOURNMENT**

**David Hale** moved that the meeting adjourn at 9:55 P.M. **Sid Young** seconded the motion, which passed by unanimous vote.

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Margy Lomax, City Recorder  
Farmington City